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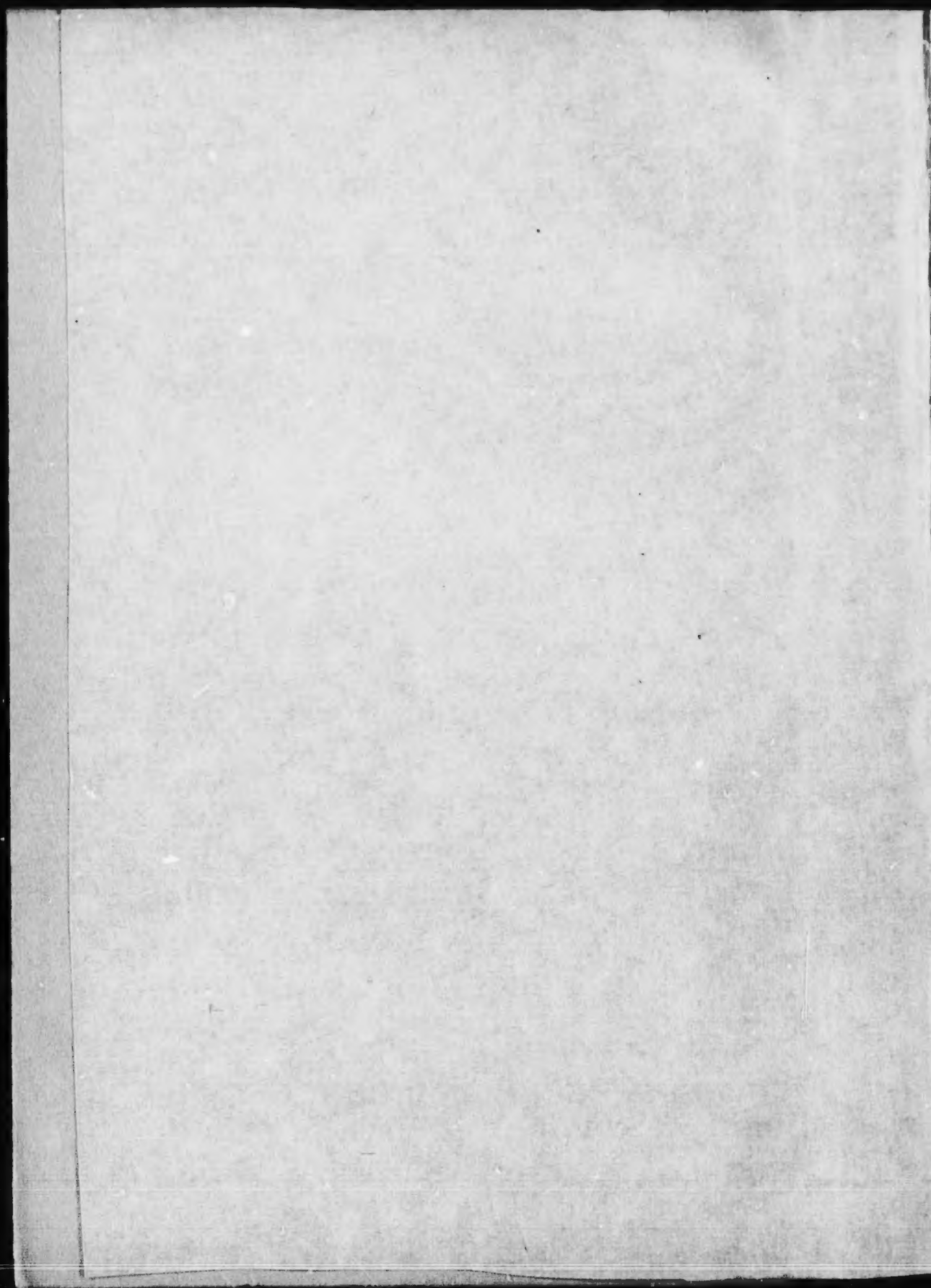
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# MODEL CITY ANNEX



MONTREAL C. S. E. C.



# J. WALTER GAGE REALTY COMPANY.



## MODEL CITY ANNEX

is situated on the Cote de Liesse Road, "Back of the Mountain," within five minutes of the C.N.R. new electric line through the tunnel and ten minutes to the heart of the City. This is a proposition worth investigating—

**AN INVESTMENT—NOT A SPECULATION**

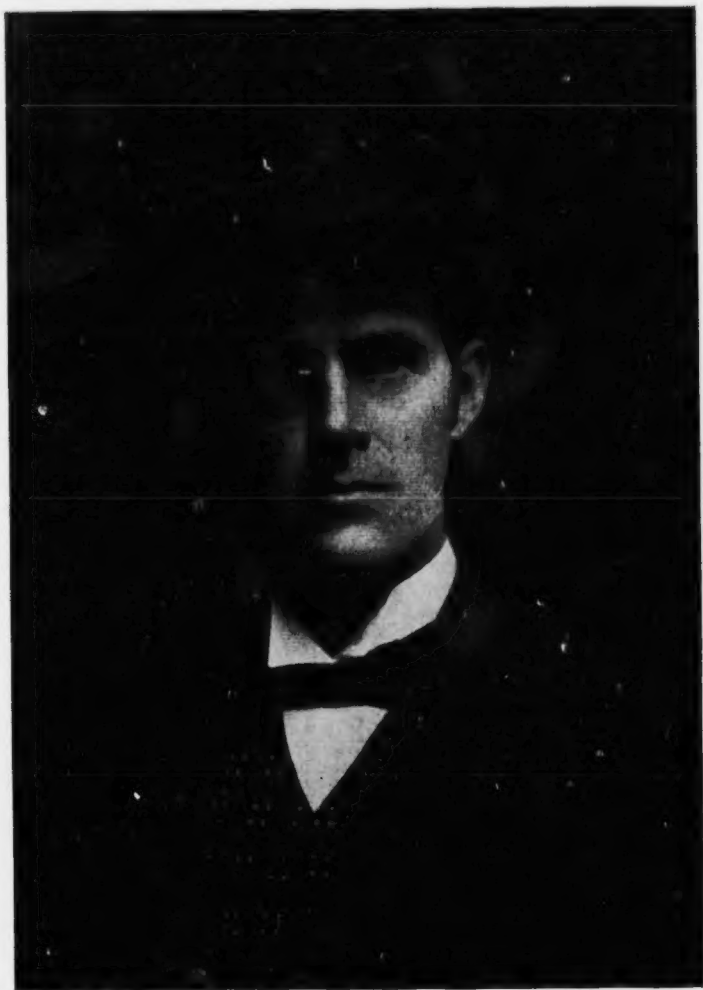
*Call on us and see the Plan  
of the NEW MODEL CITY ANNEX*

**226 St Catherine St W.  
MONTREAL, P.Q.**

1-10-1952

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LIBRARY



***J. WALTER GAGE***

*President of  
Model City Annex Co. Limited  
Montreal, P.Q.*

*Also of  
Hamilton, Ont. Rochester, N. Y. Buffalo, N. Y.*



## MODEL · CITY · ANNEX

Q This property is beautifully situated on the Cote de Liesse Road, right opposite the C. N. R. Mount Royal Model City and within 10 minutes of the heart of the city, through the tunnel.

Q Can you picture the possibilities of this section?

Q We will carry our minds back a few years and look at the immense development that has taken place. Another immense development is bound to follow when the great tunnel is completed.

Q The class of residences is assured by the building restrictions we have placed on the property.

Q Take any portion of this city—how long ago was it when all that portion East and West of Mount Royal Avenue on Park Avenue *was a wilderness*—when the only opportunity of seeing this section was afforded by the rush to the old Exhibition Grounds?

Q *What have you today?* “LAURIER WARD,” formerly Montreal Annex, a residential area of the best to be found in any great city.

Q What was OUTREMONT? Only Mount Royal Vale, the paradise of market gardens, and good ones, too.

Q Think of WESTMOUNT, now the banner municipality of Canada, the home of Montreal's brightest professional and commercial men.



*Bird's-Eye View of Montreal*



*View of River Front and Harbor*

## MODEL · CITY · ANNEX

How long ago was it when it was known as Cote St. Antoine?

**Q** Another point: Thousands of Montrealers are corralled in tenements, flats, and apartment houses. The future will see detached houses and lawns in this new locality, shaded avenues and all the advantages of a perfect municipal government; and last, but not least, A RAILWAY COMPANY SPECIALIZING IN QUICK SUBURBAN SERVICE.

**Q** Montreal's expansion has to be provided for; it is bubbling over. The population is increasing and will continue to increase. What is to prevent it?

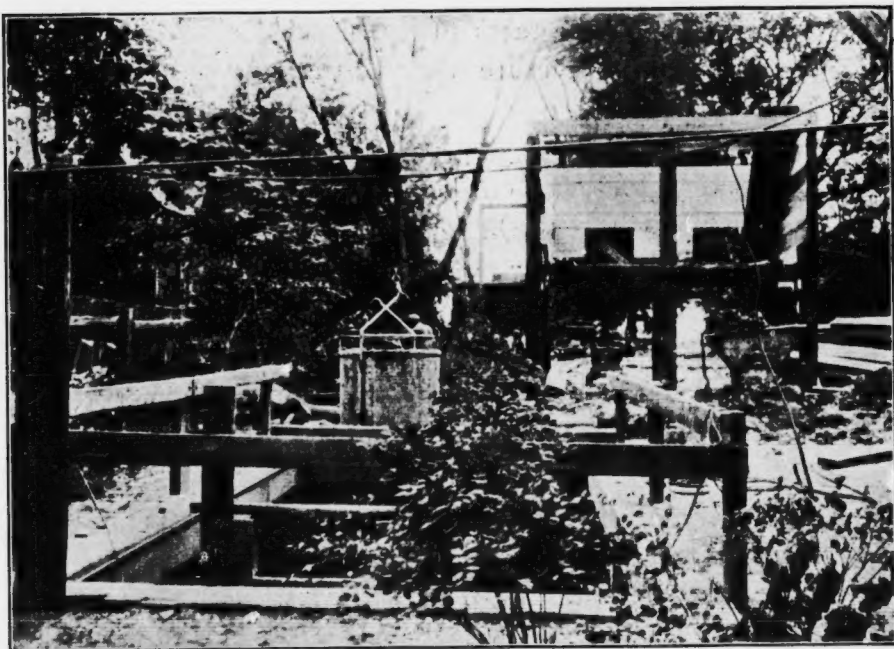
**Q** Just weigh these facts up, turn them over in your mind and picture the future of MODEL CITY ANNEX.

**Q** Montreal was well named when it was called the New York of Canada. The great development of the metropolis of the nation to the South is being duplicated in a smaller way by Montreal.

**Q** Montreal is the principal city of a young, husky, vigorous nation and proportionally it is growing faster than any city on the American continent.

**Q** In the years from 1900 to 1910 Montreal has shown a greater percentage of growth than has any of the cities of the United States.





*Two Views showing Progress of the great C. N. R. Tunnel*

## **MODEL · CITY · ANNEX**

¶ The growth of Montreal's population since 1900 has represented an increase of nearly 200,000 people.

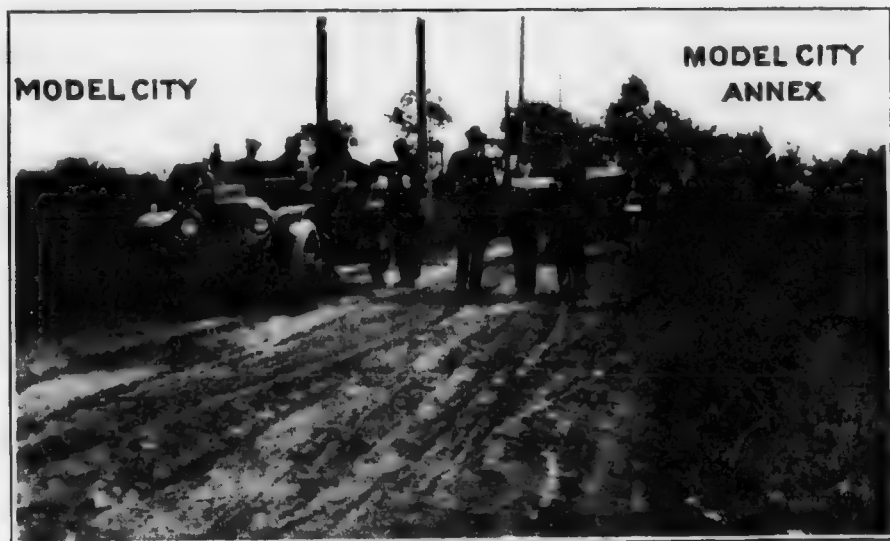
¶ WHAT WILL THE FUTURE BE?

...

### **FACTS ABOUT MONTREAL**

(From the latest available figures)

Population - - - - -	over 600,000
Assessed Values - - - - -	\$384,965,431
Exempt Values - - - - -	\$120,462,822
City's Debt - - - - -	\$37,700,000
Miles of Streets - - - - -	257
Paved Streets (miles) - - - - -	60
Brick Sewers (miles) - - - - -	232
Territory of City (acres) - - - - -	25,215
Ocean Vessels Arrived - - - - -	747
Total Tonnage (tons) - - - - -	2,233,222
Inland Vessels Arrived - - - - -	13,636
Total Tonnage (tons) - - - - -	4,327,799
Customs Receipts - - - - -	\$15,980,667
Mileage of Montreal St. Ry. Co. (tracks) - - - - -	117
Passengers Carried - - - - -	95,376,373
Percentage Paid by Montreal St. Ry. Co. - - - - -	\$259,171.81
Percentage Paid by Montreal Gas Co. - - - - -	\$31,940.68
No. of Arc Lights - - - - -	2,098
No. of Incandescent Lights, 65 C.P. - - - - -	132



*At Property, on the Cote de Liesse Road*



*View showing Entrance to North End of Tunnel*

## MODEL · CITY · ANNEX

No. of Incandescent Lights, 35 C.P.	479
No. of Gas Lights - - - - -	274
Amount of Water Pumped	
(gallons) - - - - -	13,404,804,249
Amount of Water Pumped Daily	
(gallons) - - - - -	36,730,992
Daily Per Capita Consumption	
(gallons) - - - - -	11.23

¶ The city is growing at the rate of 50,000 per year and a city of a million is only a short distance away.

. . .

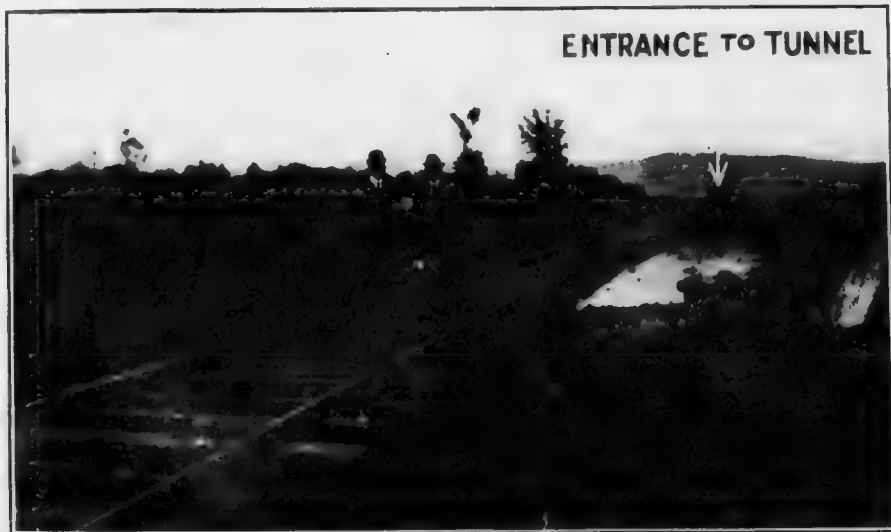
## **MONTREAL REALTY AS AN INVESTMENT**

¶ With a city growing with the steady, solid expansion of Montreal, no mistake can be made in investing in its realty; for no matter the price paid, the city values catch up and exceed it. This is the inevitable result of supply and demand.

¶ Increase in population means an increased demand for housing facilities, and to provide these houses every available nearby section will be demanded and secured.

¶ The well-located, near-by sections will feel this big value increase first, and in turn the increase will be largest.

¶ The property of the Model City Annex is exceptionally well situated. Tying on to the



*Showing Proposed Line, which crosses Cote de Liesse Road going towards  
Dorchester Street, 1200 feet from Model City Annex*



*View showing the Work Train and Steam Shovel*



## MODEL · CITY · ANNEX

Model City, it will have the advantage of a 10-minute distance from the business district of the city.

Q It is all high and dry and is immediately ready for home use.

Q Besides the C. N. R., the extension of the Park Avenue street car lines will give it another quick means of transportation.

Q This proposition is not a speculation, but a safe, sure, sound investment.

Q For every dollar invested you are getting full value. There is no sounder investment.

Q "MONTREAL GROWS!" Present records of progress are better than those of the past.

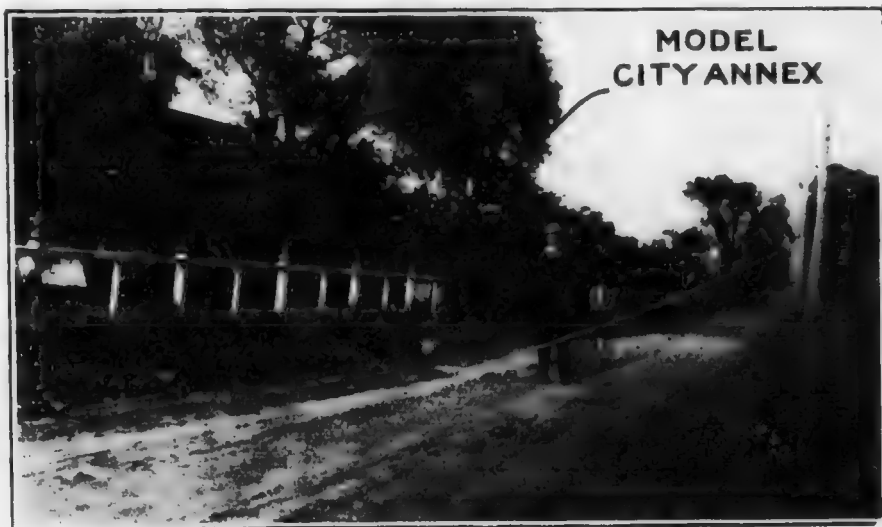
Q Land won't burn up, nor run away; neither will it lose value in Montreal.

Q Now is your opportunity to buy before the inevitable raise.

Q Investigate this and you will invest.

Q We want you to see our proposition. Seeing is believing.

Q Montreal's great question of the day is "CONGESTION." The Canadian Northern's new electric via the tunnel to MODEL CITY ANNEX SOLVES THE DIFFICULTY.



*On the Cote de Liesse Road*



*View showing Steam Shovel at Work Grading Entrance to Tunnel*

## MODEL · CITY · ANNEX

Q Make an appointment to see this property.  
Our automobiles are at your disposal. We will  
be pleased to accompany you to the property  
any time to suit your convenience.

Q OUR PRICES ARE RIGHT, OUR TERMS EASY.

Q Call and see us. Information cheerfully given.

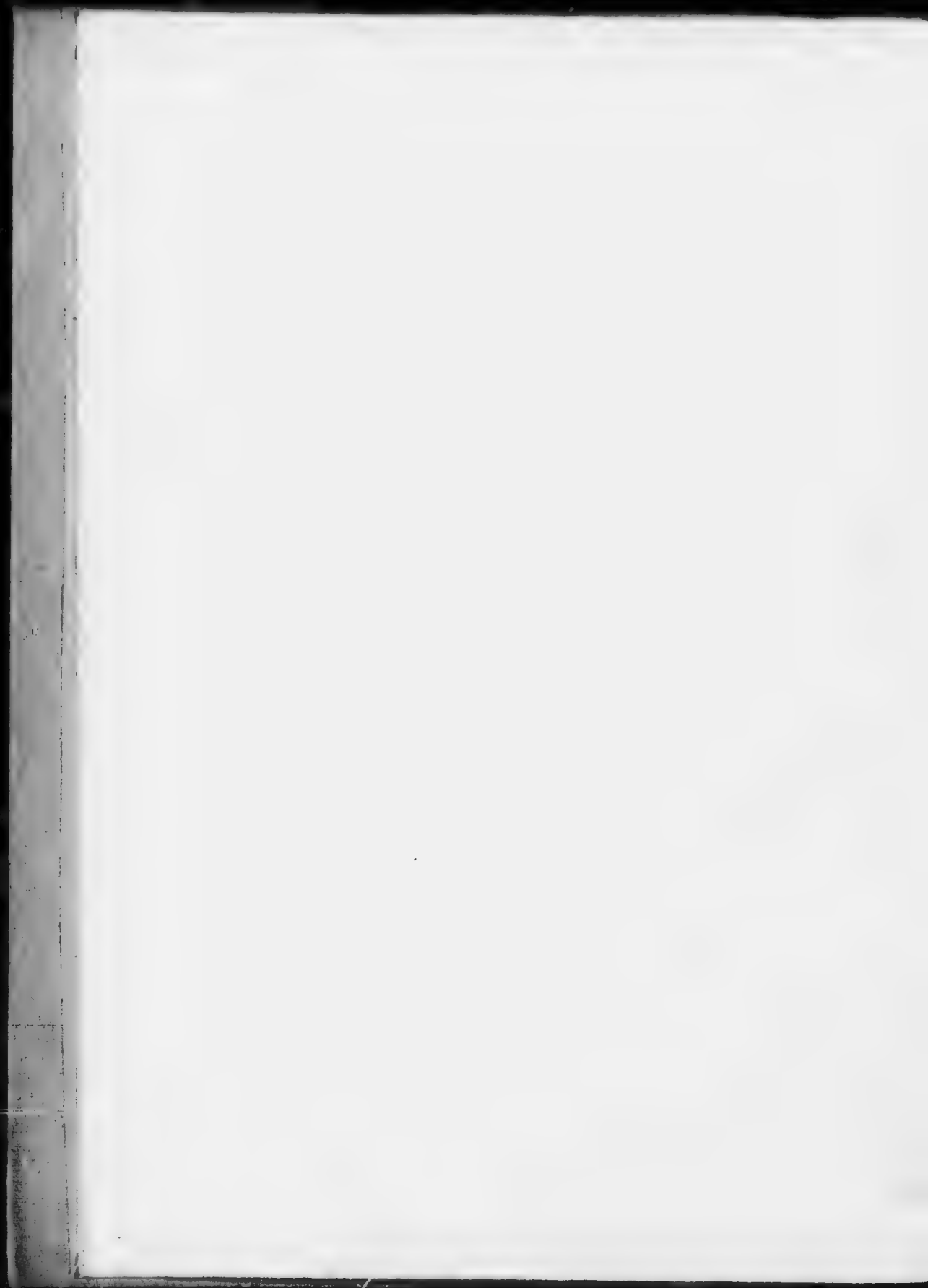


**J. WALTER GAGE  
REALTY COMPANY**

**226 ST. CATHERINE ST. WEST  
MONTREAL, QUEBEC**

**TELEPHONES: MAIN 8189 AND 8099**

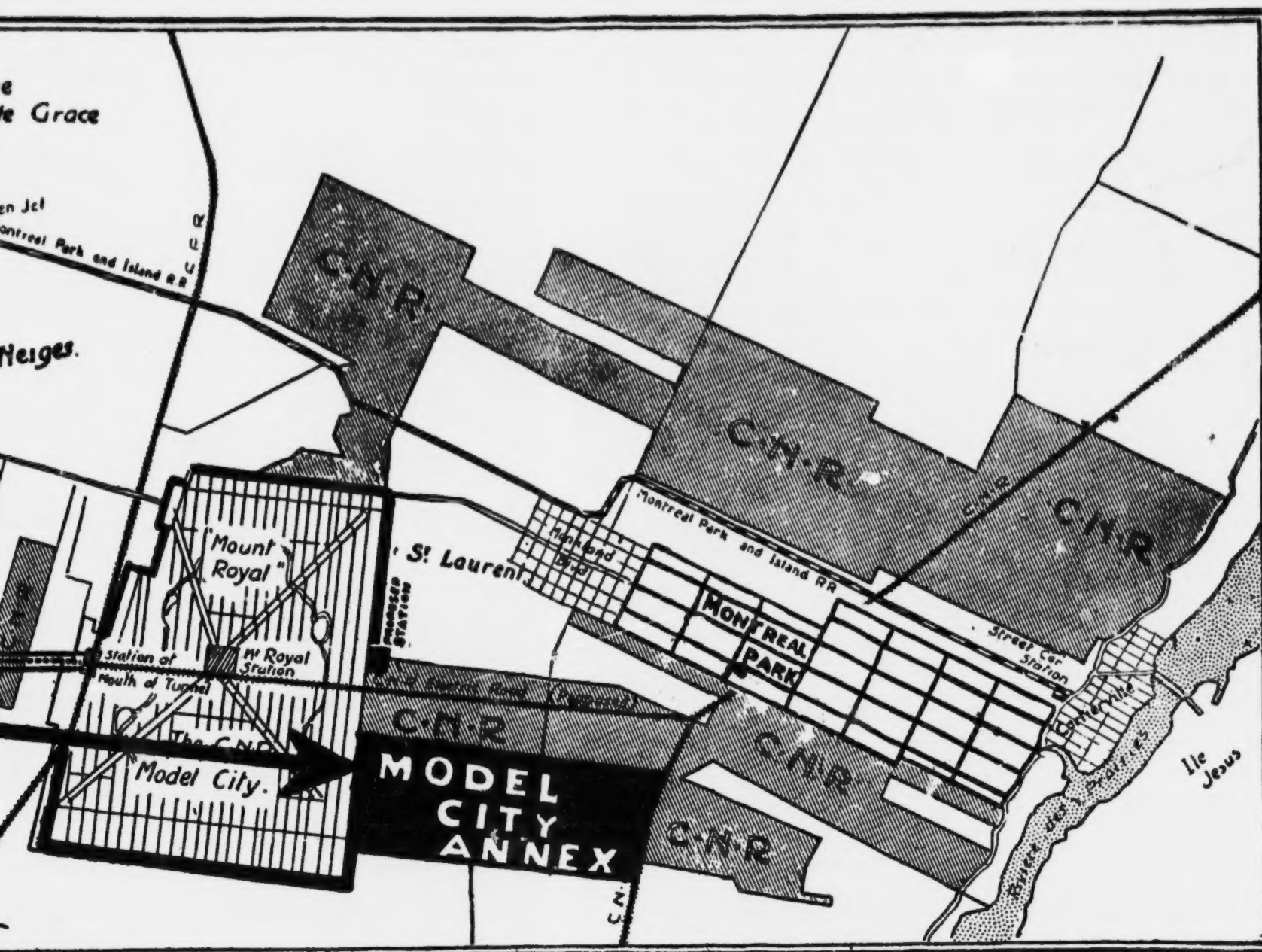












**MOUNT**



**OUTREMONT**



**MAISONNEUVE**

minutes to Maison-Neuve; twenty-five minutes to Outremont, and thirty-five minutes to the "Model City Annex" will be, at the most, within ten minutes actual time to the heart of Montreal City.

is now an assured realization. Watch the tunnel, and as this work progresses, the value of Mount Royal will rise with leaps and bounds. ACTIVITY FOR YEARS TO COME WILL BE HERE.

**J. WALTER GAGE  
REALTY COMPANY**

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